



Bell & Blake
SALES & LETTINGS

8 Naiad Gardens, Felpham, Bognor Regis, West Sussex PO22 7RB

Asking Price £537,000

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- › Under 400m from Felpham Beach
- › Generous rear garden
- › Cul-de-sac location
- › 4 Well proportioned bedrooms
- › 'L' shaped conservatory
- › Integral Garage
- › Driveway for 2 cars
- › Lounge with dining area
- › Downstairs WC & utility room
- › Kitchen overlooking rear garden
- › Contemporary wet room

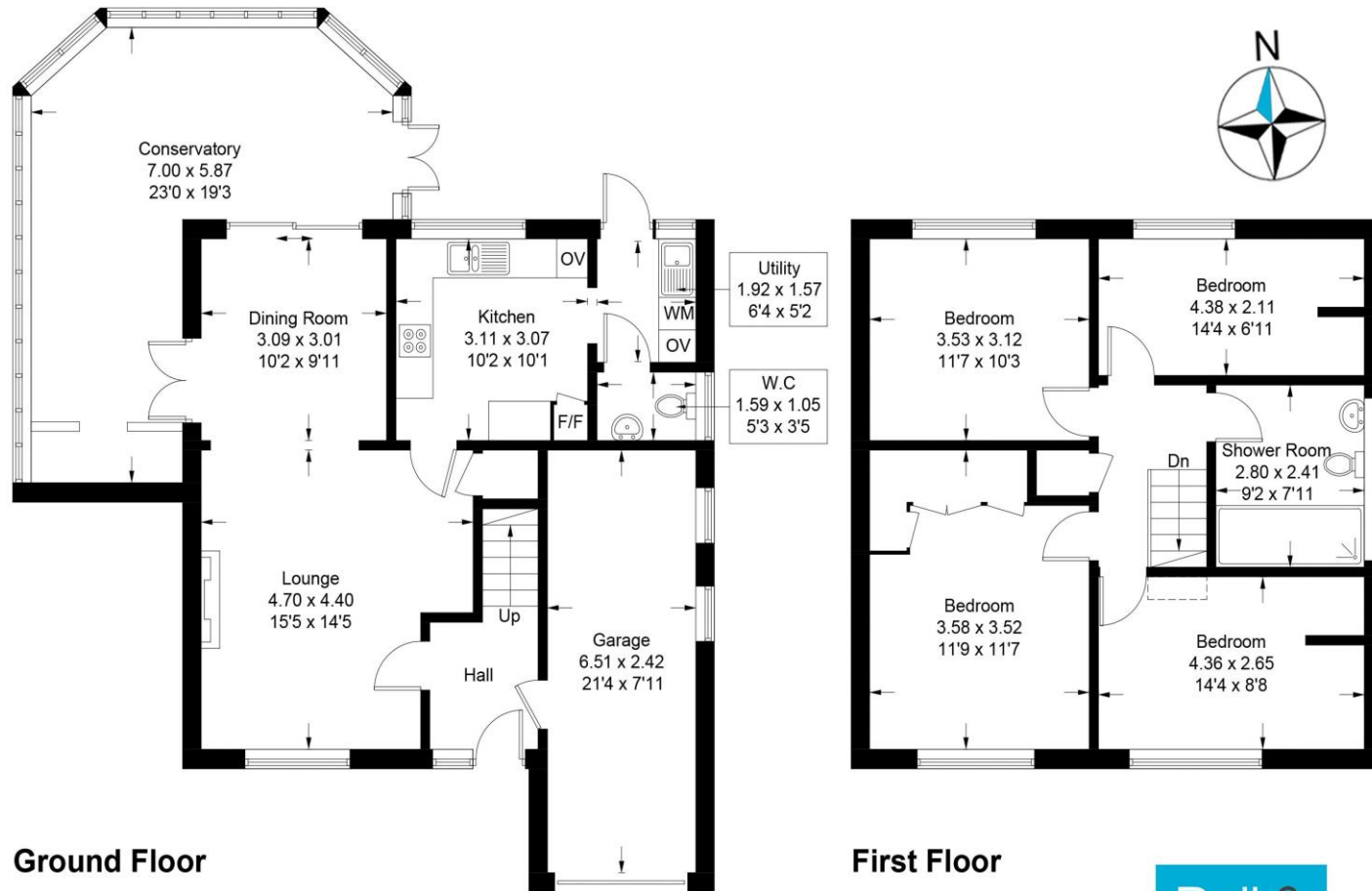
Located under 400m from Felpham Beach is this spacious detached house. The property boasts a generous rear garden, cul-de-sac location, driveway for 2 cars, 4 well proportioned bedrooms, a contemporary wet room, a large 'L' shaped conservatory, kitchen, lounge, dining area, utility room, downstairs WC and integral garage. All of this in a tranquil location, with a wealth of amenities nearby.

Amenities under 800m from the property: Bishop Tufnell Primary School, Fino Restaurant, The Southdowns Pub, Tesco Express, Middleton Sports Club, Flansham Park Health Centre, King George V Recreation Ground & more. Then a little further afield around 1.2 miles is the Felpham Community College (secondary school) & Arun Leisure centre. Bognor Regis Train Station & Town Centre are around 2 miles from the property.

Council Tax Band: E



Naiad Gardens



Approximate Gross Internal Area
 Ground Floor = 95.8 sq m / 1031 sq ft (Including Garage)
 First Floor = 62.8 sq m / 676 sq ft
 Total = 158.6 sq m / 1707 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| www.epc4u.com | | |

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